

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-35751 - APPLICANT/OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Conformance to the conditions for Variance (VAR-35754) if approved.
2. No phasing shall be permitted; all landscaping must be planted prior to the issuance of a Certificate of Occupancy.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, floor plan, and building elevations, date stamped 08/25/09, and the landscape plan date stamped 09/02/09 except as amended by conditions herein.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Construct all incomplete half-street improvements on Bonanza Road (sidewalk) adjacent to this site concurrent with development of this site.
14. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
17. Site development to comply with all applicable conditions of approval for Z-18-98 and all other site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 7,600 square-foot Fire Station with a Waiver of the Title 19.12.040(F) Perimeter Landscape Buffer Requirements to allow a zero-foot landscape buffer separating the sidewalk from the back of street curb along Bonanza Road where a five-foot wide landscape buffer is required on an undeveloped lot at 4551 East Bonanza Road. The proposed fire station is meant to keep up with the growing demand for providing life safety services to the citizens of the Las Vegas Valley. The fire station is to be constructed on 1.45 acres and will be designed as a sustainable facility to attain LEED Silver certification. If this application is denied, approval of a new Site Development Plan Review would be required prior to development of the site. The proposed Fire Station is harmonious and compatible with the surrounding land uses; therefore, staff is recommending approval of this application.

Issues

- Approval of a companion Variance (VAR-35754) to allow 19 parking spaces where 26 are required is necessary for this request to be approved. Staff can support the companion Variance request, as the parking provided is adequate to meet the maximum staffing level for the fire station, as well as the limited number of visitors expected at the site.
- The proposed development is not consistent with Title 19.12.040 which requires “any sidewalk along arterial streets one hundred feet and wider to be separated from the back of the street curb by a minimum five-foot wide landscape buffer.” The applicant has requested a Waiver to address this issue, and staff can support the request as the existing sidewalk is located at the back of curb for the subject site and adjacent properties.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/04/95	The City Council approved a request for reclassification (Z-0145-94) of property located on the south side of Bonanza Road and the west side of Page Street from R-E (Residences Estates) to C-1 (Limited Commercial) associated with a proposed mini-storage facility. Planning Commission and Staff recommended approval.
05/26/98	The City Council approved a request for a Rezoning (Z-0018-98) on property located on the south side of Bonanza Road from R-E (Residence Estates) to C-1 (Limited Commercial) associated with a proposed commercial office and retail center use. Planning Commission and Staff recommended approval.

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03/21/07	The City Council approved a request for a Site Development Plan Review (SDR-19116) for a one-story, 15,119 square foot child care center at 4551 East Bonanza Road. Planning Commission and Staff recommended approval. The Site Development Plan Review (SDR-19116) expired on 03/21/09.
03/21/07	The City Council approved a request for a Variance (VAR-19297) to allow a proposed building 11 feet from the rear property line where 20 feet is the minimum setback required at 4551 East Bonanza Road. Planning Commission and Staff recommended approval. The Variance (VAR-19297) expired on 03/21/09.
02/26/09	A deed was recorded for change of ownership at 4551 East Bonanza Road.
<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses associated with the subject site.	
<i>Pre-Application Meeting</i>	
08/12/09	<p>The Planning and Development Department met with the applicant and reviewed the requirements for a Site Development Plan Review and Variance application.</p> <ul style="list-style-type: none"> • A Variance for the required on-site parking was discussed. • Public Works, Fire and Traffic concerns were also discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
09/03/09	Staff conducted a field inspection and noted a well maintained undeveloped lot.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.45 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Auto Repair Garage, Major	GC (General Commercial)	C-2 (General Commercial)
West	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following development standards shall apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	188 Feet	Y
Min. Setbacks			
• Front	20 Feet	105 Feet	Y
• Side	10 Feet	63 Feet	Y
• Corner	15 Feet	29 Feet	Y
• Rear	20 Feet	102 Feet	Y
Max. Building Height	N/A	31 Feet	Y
Trash Enclosure	Screened, Gated, with a Roof or Trellis	Screened, Gated, with a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree / 6 Spaces	4 Trees	7 Trees	Y
Buffer:				
Min. Trees				
• South, West	1 Tree / 20 Linear Feet	25 Trees	25 Trees	Y
• North, East	1 Tree / 30 Linear Feet	13 Trees	16 Trees	Y
TOTAL		42 Trees	48 Trees	Y
Min. Zone Width				
• South	15 Feet		17 Feet	Y
• West	15 Feet		32 Feet	Y
• North	15 Feet		25 Feet	Y
• East	15 Feet		25 Feet	Y
Wall Height	6-8 Feet		8 Feet	Y

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Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Government Facility	7,600 SF	1:300	24	2	18	1	
TOTAL			26		19		N

Waivers		
Request	Requirement	Staff Recommendation
A zero-foot landscape buffer separating the sidewalk from the back of street curb along Bonanza Road	5 Feet	Approval

ANALYSIS

The site complies with all Title 19 requirements with the exception of required landscaping and parking. Per Title 19.04, a Government Facility requires one space per 300 square feet of gross floor area, resulting in the need for 26 spaces, two of which are required to be handicap accessible. The site plan depicts a total of 19 spaces, including one handicap accessible space, which is a 27% deviation from standard. A companion Variance (VAR-35754) has been submitted to address this issue.

Per Title 19.12.040, sidewalks along arterial streets 100-feet and wider shall be separated from the back of the street curb by a minimum of five feet of landscape buffer area. The landscape plan depicts a zero-foot landscape buffer, which is a five foot deviation from standard. The applicant has requested a Waiver to address this issue. Staff can support the requested Waiver as the proposed landscape plan conforms to the surrounding properties to the north, east, and west, which also do not provide a landscape buffer between the sidewalk and Bonanza Road.

Per Title 19.10, the On-Site Parking Lot Landscaping Standards require one parking lot landscape island for every six parking spaces and one 24-inch box tree for every landscape island. The landscape plan depicts an acceptable alternate design in which the required parking lot landscape islands are omitted but the required 24-inch box trees for every landscaped island are provided along the west landscape buffer adjacent to the parking stalls. These added trees along the west buffer are in excess of the trees already required per Title 19.12 Perimeter Landscape Buffer Standards. The landscape plan is harmonious and compatible with the surrounding area and will not negatively impact the adjacent properties.

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The overall site is accessed from Page Street. This street is indicated as a 60-foot Right-Of-Way, and provides adequate access and circulation for pedestrians, vehicles, and fire trucks.

The building is being designed to meet LEED Silver certification, in accordance with the City's Green Building Resolution. The elevations are well articulated by the use of variations in height and massing. The applicant has also included a variety of colors, materials, and windows, including stone veneer and a double lock standing roof seam. The elevations and materials proposed are appropriate and harmonious with the surrounding neighborhood.

FINDINGS

The following findings must be made for a Site Development Plan Review:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed Fire Station is compatible with adjacent development in the area because it is zoned C-1 (Limited Commercial) and should not negatively impact surrounding land uses.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed project is consistent with the General Plan. The development does not comply with the parking and landscaping standards of Title 19; however, the applicant has requested a Variance from the parking standards and a Waiver of the landscape requirements in conjunction with this Site Development Plan Review.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site will have access from Page Street. The existing street network will be adequate to serve the proposed use. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

Building and landscape materials are appropriate for the area and for the City.

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- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The submitted building elevations create an orderly and aesthetically pleasing environment, and will be harmonious and compatible with development in the area.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development will be subject to inspection by the City and will not compromise the health, safety and welfare of the general public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 14

SENATE DISTRICT 10

NOTICES MAILED 476

APPROVALS 1

PROTESTS 0